

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: October 6, 2005

ITEM NO. 7

CASE NUMBER/
PROJECT NAME **67-DR-2005**
 Sandalo Townhomes

LOCATION 6940 E. Cochise Road

REQUEST Request approval of a site plan and elevations for a 6-building, 44-unit townhome development.

OWNER Win Co Enterprises LLC ENGINEER Rick Engineering Co.
 480-838-6060 602-957-3350

ARCHITECT/
DESIGNER H & S International APPLICANT/
 480-585-6898 COORDINATOR Burke Hare
 Monterey Homes
 480-609-3320

BACKGROUND **Zoning.**
 On August 30, 2005, the property was rezoned to the Multiple Family Residential District (R-5) to allow the proposed three-story multi-family residential development on this property.

Context.
This property is currently vacant and is located at the northwest corner of 70th Street and Cochise Road. The site is an infill parcel surrounded by commercial and office uses to the north, east, and west, and multi-family residential uses to the south. The surrounding buildings have one or two stories, with heights ranging from 18 feet to 28 feet.

Adjacent Uses:

- North: Office/Commercial, zoned Central Business District (C-2)
- South: Multi-Family Residential, zoned Medium Density Residential District (R-3)
- East: Office/Commercial, zoned Commercial Office District (C-O)
- West: Office/Commercial, zoned Service Residential District (S-R)

APPLICANT'S
PROPOSAL **Applicant's Request.**
 The applicant requests approval for a site plan, a landscape plan, and elevations for a new three-story residential condominium complex.

Development Information:

- Existing Use: Vacant
- Proposed Use: Residential Condominiums
- Parcel Size: 2.19 net acres; 2.78 gross acres
- Building Size: 6 Buildings with 2-3 stories totaling 98,000 square feet

- Building Height Allowed: 36 Feet
- Building Height Proposed: 36 Feet (2-3 stories)
- Parking Required: 82 Parking Spaces
- Parking Provided: 96 Parking Spaces
- Open Space Required: 20,989 Square Feet
- Open Space Provided: 25,829 Square Feet
- Number of Units: 44 Units
- Density: 15.8 Units per gross acre

DISCUSSION

Access will be provided from Cochise Road at the southwest corner of the site, and a secondary emergency/exit-only access will be provided using a driveway shared with the adjacent property to the north. The buildings are oriented such that access to the garages will be internal to the site, and are positioned with the primary landscaped setting along the public street sides. Pedestrian connections are provided to the exterior streets and at the pool amenity.

The two and three level buildings range in height from 25 to 36 feet. Building materials will be sand finished stucco in three different beige to brown colors. Roofing will be with flat concrete tiles, and building accents include Stacked Culture Stone veneer and black decorative metal railings. Both low and tall perimeter walls include split face blocks and stacked stone accents with colors to match the building. To give the building facades more depth, staff has stipulated that all windows and doors shall be recessed within the structure.

Landscaping includes a variety of trees, including Acacia, Palo Verde, Palo Brea, Rosewood, Ironwood, Texas Ebony, Mesquite, Oak, and Evergreen Elm trees. Date Palm trees are proposed at the entry on Cochise Road and at the pool amenity area. The landscaping plan also includes a variety of shrubs and groundcover to give a lush appearance to the development.

KEY ISSUES

Base planting along internal drive aisles.
Building variation along internal drive aisles.

STAFF
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

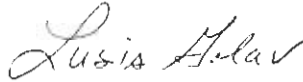
STAFF CONTACT(S)

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Project Coordination Manager
Phone: 480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY



Tim Curtis, AICP
Report Author



Lusia Galav, AICP
Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
7. Perspective
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

**Sandalo Townhomes
70th St and Cochise, Scottsdale AZ**

**Design Review Project Narrative
July 14, 2005**

Zoning

The property is zoned R-5. This project conforms to the allowable uses under R-5.

Context

The proposed project will be constructed on a vacant lot of approx. 2.19 acs located at the northwest corner of Cochise Rd and 70th St, approximately ½ mile west of the intersection of Scottsdale Rd and Shea Blvd and south of Shea Blvd. This is an infill property, the last undeveloped lot in the immediate area. The property was previously zoned SR until the applicant rezoned the property.

Surrounding uses include offices directly to the east and west of the property, retail to the north and multi-family to the south, southeast and southwest.

Applicant's Request

The applicant requests site plan, landscape plan, and elevation approval for the proposed Townhome community. The proposal includes 6 buildings that will contain 44 two and three story units for a total building area of approximately 98,000 s.f.

Access to the project is from an existing drive from Cochise and a shared access easement from 70th Street. The shared access drive will be gated and will be used only for Emergency and service vehicles. Access from Cochise will serve as the main entrance to the property and will also be gated. Circulation to the residential units is internalized with generous front yard landscaped open space. Garages for the townhomes are accessed from an internal landscaped driveway. Guest parking spaces will be located on the side of this driveway. A swimming pool and other amenities for the residents are located in the heart of the property.

Materials will be Sand Finished Stucco in three different colors, Stacked Culture Stone Veneer accent walls and site walls, Painted metal railings and Flat Concrete Tile roofing.

Windows will be recessed metal clad windows with low-e glass and a painted finish.

Entry doors will be painted black. Garage doors will be painted to match the base stucco.

The landscape plant palette will be in character with the surrounding properties. Desert trees will be used as a formal street theme tree and date palms will be used as an accent at the main entry drive and around the pool area to help create a resort feel.

The project is not designed to duplicate the surrounding existing architecture, but does draw from some of the surrounding buildings through the use of long horizontal lines, stucco walls, tile roofs and recessed windows.



Sandalo Townhomes

67-DR-2005

ATTACHMENT #2



Q.S.
28-44

G.I.S. ORTHOPHOTO 2003

Sandalo Townhomes

67-DR-2005

ATTACHMENT #2A

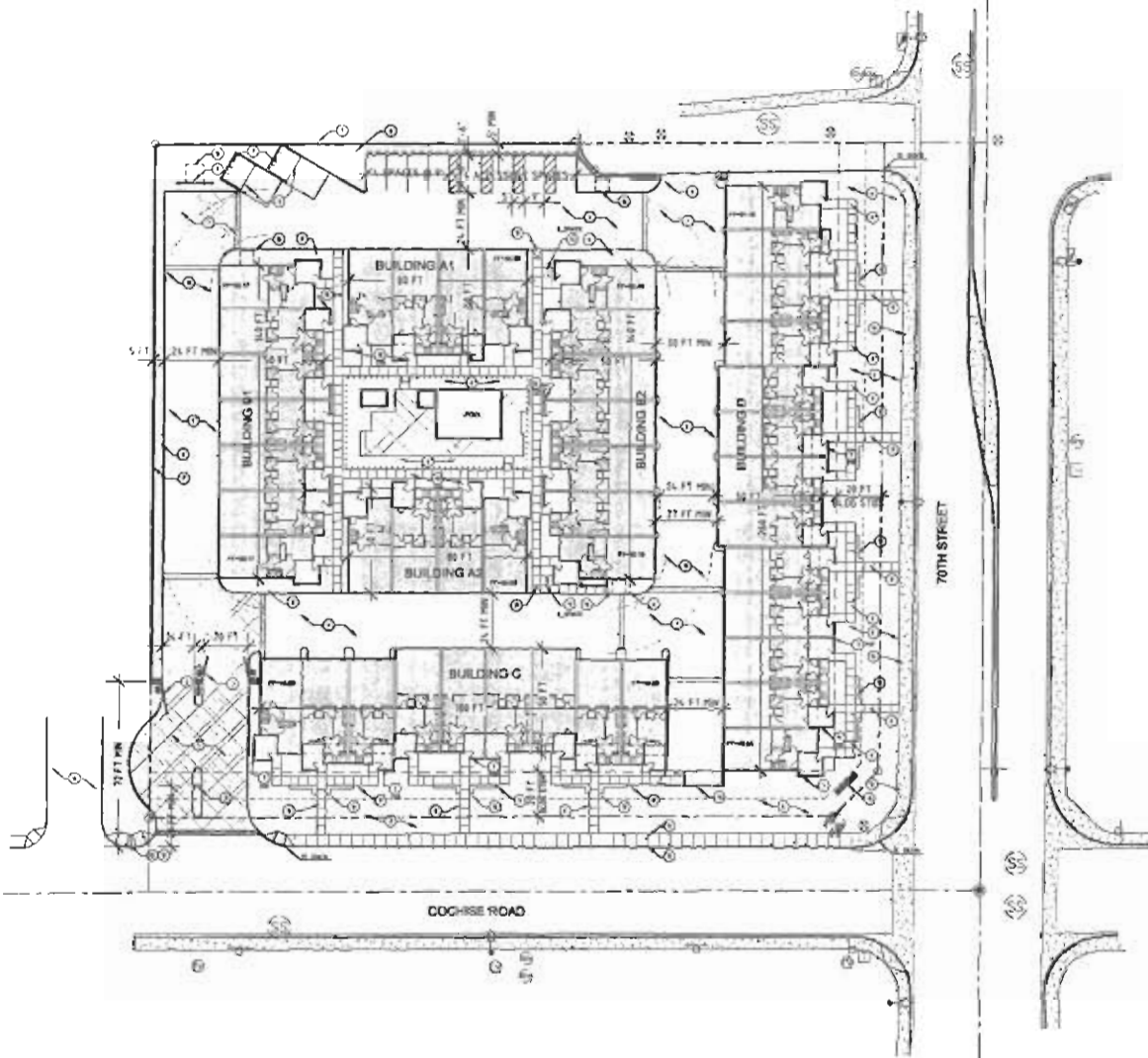


67-DR-2005

ATTACHMENT #3

N↑

1 SITE PLAN
1" = 27'



PROJECT INFORMATION

Site Area: 1.0000 AC. Submittal: 09/15/05
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SANDALO TOWNHOMES-DESIGN REVIEW SUBMITTAL 70TH STREET AND COCHISE

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67-DR-2005
09/15/05

[illegible]

PEDESTRIAN SIDEWALK CONNECTION TO ADJACENT PROPERTY

PROPERTY OR EMERGENCY ACCESS ONLY

2.871 SQ. FT. OF WATERSHED-SENSITIVE LANDSCAPE ANTICIPATED



PERIMETER WALL ELEVATION

09/15/05

Prepared for: **MONTEREY HOMES**
LUXURY COMMUNITIES



North
Scale: 1"=20'
Date: 7-28-06

volmer



1 SIDE ELEVATION

1 POOL SIDE ELEVATION



1 SIDE ELEVATION

1 DRIVE AISLE SIDE ELEVATION

BUILDING A1 & A2



1 SIDE ELEVATION

1 POOL SIDE ELEVATION



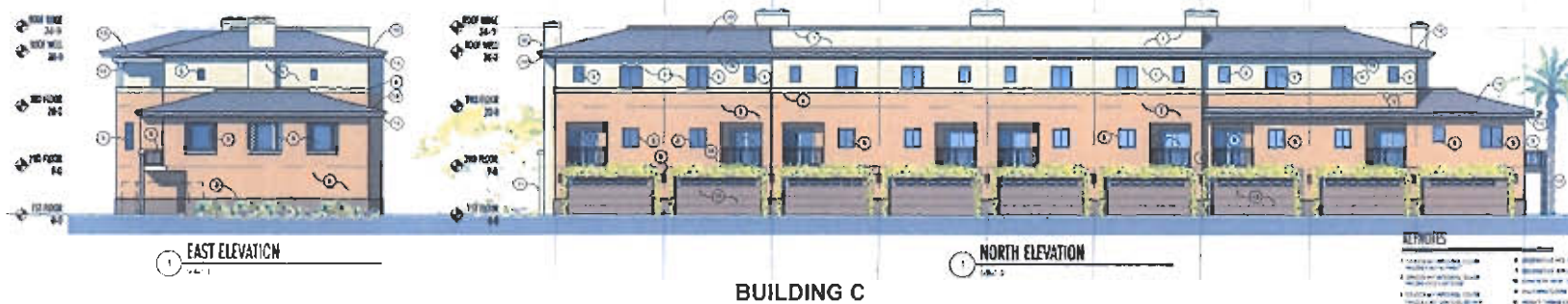
1 SIDE ELEVATION

1 DRIVE AISLE SIDE ELEVATION

BUILDING B1 & B2

KEYNOTES

1. EXISTING AND PROPOSED ROOFING MATERIALS TO BE IDENTIFIED.
2. EXISTING AND PROPOSED EXTERIOR WALLS TO BE IDENTIFIED.
3. EXISTING AND PROPOSED EXTERIOR WALLS TO BE IDENTIFIED.
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19. EXISTING AND PROPOSED EXTERIOR WALLS TO BE IDENTIFIED.
20. EXISTING AND PROPOSED EXTERIOR WALLS TO BE IDENTIFIED.



- NOTES**
1. EXISTING BUILDING TO REMAIN
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 20. EXISTING BUILDING TO REMAIN



67-DR-2005
09/15/05



ATTACHMENT #7

67-DR-2005
09/15/05

VIEW BETWEEN BUILDINGS
SANDALO TOWNHOMES
SEPT. 15, 2005 67-DR-2005

Sandalo Townhomes
6940 E. Cochise
Scottsdale, Arizona

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
AS SHOWN

- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 (SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☒ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____

- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☐ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☐ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☐ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☒ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☐ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Sandalo Townhomes Case 67-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevation sheets A-5 and A-6 submitted by H&S International with a staff receipt date of 9/15/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan sheet A-1 submitted by H&S International with a staff receipt date of 9/15/2005.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Volmer Associates with a staff receipt date of 9/15/2005.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. Except as otherwise stipulated herein, all exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
3. All exterior conduit and raceways shall be painted to match the building.
4. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
5. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
6. Dooley wall fencing shall not be allowed.
7. All walls shall compliment the architectural color and the finish of the buildings, and shall be consistent with the palette of materials listed in the stipulated building elevations.
8. Wall mounted utility panels shall be located so that they are not visible from a public street. If in a location that would be visible from the public street, they must be screened to their full height by a wall matching the architectural material, color, and finish of the buildings.
9. The fixture shown on the elevations must be replaced to comply with the lighting stipulations below.
10. Windows shall be recessed to 50% of wall depth measured from the external face of glazing to the external face of wall, excluding external detailing.

Ordinance

- A. *Buildings shall be modified as necessary to comply with the height restrictions of the zoning ordinance. Building height is determined from average top of curb plus one foot, calculated using three evenly distributed top of curb elevation on each street frontage.*

ATTACHMENT B

SITE DESIGN:

DRB Stipulations

11. The transformer screen wall on the south side of the transformer shall be deleted from the proposal, unless the utility provider approves the location in writing.

Ordinance

- B. One handicapped space shall meet the universal design standards, having an eleven-foot width and a five-foot wide access aisle on the right side of the space.*
- C. All site plan data shall be corrected to accurately reflect ordinance requirements and proposed conditions.*

LANDSCAPE DESIGN:

DRB Stipulations

12. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
13. All species of shrubs, ground covers, succulents, and accents within sight visibility triangles as defined in the City of Scottsdale Design Standards and Policies Manual shall have a maximum regional growth habit not exceeding two feet.
14. The minimum depth of plant-able soil cover over buried drainage systems shall be 24 inches.

Ordinance

- D. Forty percent of trees shall be mature, as defined in Article III of the Zoning Ordinance. The box size shall be indicated in addition to the caliper. Indicate both the compliant caliper and industry standard box size for that caliper in the plant palette (Section 10.501.B, Zoning Ordinance)*
- E. All shrubs in the ROW shall be a minimum five-gallon container size.*
- F. Signs are by separate approval and permit.*
- G. Pools, spas, and barbecues shall be by separate approval and permit. The pool and spa are approved in location only.*
- H. All trees shall be located outside of the public utilities easements.*

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

15. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except for bollards, sign lighting, landscape lighting, and low wattage step-lights.
16. Bollards shall have a fixture with a fixed position, and be specified with downward directed louvers.
17. Step lights shall have lamps no greater than 13 watts, and be specified with downward directed louvers or micro-louvers.
18. All other non-landscape luminaire lamps shall not exceed 100 watts.
19. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
20. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
21. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.

- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.0 foot-candle. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

Landscape Lighting:

- e. All landscape lighting directed upward shall utilize the full extension visor shields to limit the view of the lamp source.
- f. Landscaping lighting shall only be utilized to accent plant material. Pivot or hinge mounted fixtures shall not be located in areas where they may be redirected to highlight buildings.
- g. All landscape lighting directed upward, shall be aimed away from property line.
- h. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- i. The landscape lighting lamp shall not exceed the equivalent light output of a 35-watt halogen lamp.
- j. No pole-top hinge or pivot-mounted fixtures are permitted. All pole top fixtures shall be of fixed position, and meet IESNA full cutoff requirements.
- k. Except at the entry drive, landscape up-lights shall be limited to half of the trees and restricted to two fixtures per tree along Cochise Road.

BICYCLE PARKING:

DRB Stipulations

- 22. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

- 23. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 24. Patio umbrellas visible from off site shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- I. At the time of review, the applicable zoning case for the subject site was: 5-ZN-2005.*

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

25. Site Plan entitled, Sandalo Townhomes-Design Review Site Plan, submitted by H&S International LLC Architecture and dated 9/15/05 by City staff.
26. Preliminary Grading and Drainage Plans entitled, Preliminary Grading and Drainage Plans for Sandalo Townhomes, submitted by Rick Engineering. And dated 09/15/05 by City staff
27. Water and Sewer Design Reports entitled, Sandalo Townhomes Basis of Design Report for water and Sandalo Townhomes Basis of Design Report for Sanitary Sewer. And were accepted by Water Resources Dept. dated 09/15/05 by City Staff.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

28. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.

Ordinance

- J. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- K. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval. Drywells are not permitted.
- L. UNDERGROUND STORM WATER STORAGE. Underground storm water storage is allowed, per the following stipulations, for the proposed development since approval has been obtained from the City's Floodplain Administrator.

On Sept. 19th, 2005, the City's Stormwater Management Division approved an Underground Stormwater Storage for this development. This approval is based on the following conditions applicable to underground storage tanks (other underground storage systems, such as Stormtech, require separate similar conditions determined during the final plan review process):

- (1) ACCESS. The underground storage tank shall provide a four-foot minimum diameter manhole for access.
- (2) RESPONSIBILITY OF MAINTENANCE. Before the approval of improvement plans by City staff, the developer shall provide the Plan Review and Permit Services Division with written documentation that states the following:
 2. The developer and/or his assigns agree to maintain the underground storm water storage tank in perpetuity.
 3. The developer and/or his assigns, the developer's engineer and contractor assume all liability for the design, construction and maintenance of the underground storm water storage tank and hold harmless the City from any such liability.
- (3) LIMITS OF INUNDATION. The final drainage report shall verify limits of inundation in the event the underground storm water storage tank is in partial and full conditions (not fully drained) when the 100-year, 2-hour storm event occurs. (See item 2 above.)
- (4) BASIN CERTIFICATION. Stormwater storage basins/tank constructed for this site shall be verified by an as-built survey. The volume of storm water storage provided shall be certified:
 - As equal to or greater than design volumes required in the approved final drainage report and on the approved final improvement plans, and shall meet or exceed the required volume per City Ordinance.
 - In writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- (5) REFERENCE PERTINENT CODE. The final drainage report shall:

Provide a copy of the Scottsdale Revised Code Section 37-45 in the appendix.

Reference the Scottsdale Revised Code Section 37-45 and emphasize the importance of maintenance for the purposes of public health and safety. (See item 2 above.)
- (6) SIGNAGE. The improvement plans shall provide for signage at each end of the underground storage tanks. The sign shall read, " Notice Underground Storm Water Storage Tank." The size, color and exact locations of the signs shall be determined by City staff.
- (7) TANK DRAINAGE. A bleed-off line from the underground storage tank to a proposed underground bleed off pipe discharging by gravity flow to the property line shall be provided. Storm water storage tanks should be designed to meter flow to the historic out-fall point. Where no out-fall exists (or metering is not possible), other methods of discharge may be considered.
- (8) MAINTENANCE. The underground storage tank is to be cleaned and drained after every storm event.
- (9) INSPECTION. Inspection of the underground storage system is required at least once a month and within 36 hours after a major storm event. Inspections shall be performed by an individual familiar with the onsite equipment, such as a plumber.
- (10) TANK SPECIFICATIONS. The storage tank shall be water tight with an oil and grease separator. See ASTM specifications for watertight testing.
- (11) O & M SCHEDULE. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit an Operations and Maintenance (O & M) Manual. The O & M shall:

- Identify the owner of the storage tank and the name of the firm or associations maintaining the storage tank. The contact information for the owner the maintenance associations shall list names, addresses, phone numbers and emergency phone numbers.
- Include provisions for emergency operations due to power failure, pump failure, clogged outlet structures.
- Include a maintenance log with a maintenance schedule for inspection of the system and its components including the pump, tank/vault, inlet/outlet structures, etc.
- Upon request, a copy of the maintenance log and a certified Letter of Inspection shall be delivered to the City of Scottsdale.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Cochise Rd.	Residential	33' (Ex.)	18' CL/BC*	6" Vertical	6' Sidewalk**
70 th Street	Major Collector	45' (Ex.)	Ex.	Ex.	Ex.

*STREET CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall construct the half-street improvements to Cochise Road, in conformance with the Design Standards and Policies Manual.

DRB Stipulations

29. If a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance to Figure 8.1-1 of the City's Design Standards and Policies Manual unless otherwise approved by the City Fire Dept. (20-foot egress, 14-foot ingress).
30. The developer shall design and construct main Driveway off Cochise in general conformance with City of Scottsdale Standard Detail #2255 for M-2 as modified as shown on Site Plan dated 9/15/05.
31. The developer shall re-construct the existing Driveway to the west in conformance with the City of Scottsdale Standard Detail #2257 for CH-1 as modified as shown on site plan dated 9/15/05.
32. The Access Gate shall be located a minimum distance of 75 feet from back of curb.

Ordinance

- M. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- N. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

INTERNAL CIRCULATION:

DRB Stipulations

33. The developer shall provide a minimum parking-aisle width of 24 feet.
34. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- O. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
20' Water & Sewer Esmt.	Provide 20' water & Sewer Easement to cover proposed water & Sewer lines.
24' Access Esmt.	Access Esmt. Shall be dedicated over Private Driveways to provide emergency and service vehicle access and public utility construction and maintenance
Access Easement	An easement agreement will be obtained from property owners to the west to allow construction of a private driveway, installation of sidewalk between driveways, and maintenance of site distance requirements. The developer will ensure the access to the adjacent property's driveway meets City Standards.

DRB Stipulations

35. **VEHICULAR ACCESS.** Vehicular access shall be limited to Cochise Road near the southwest corner of the site, and secondary exit-only access at the existing shared driveway north of the site. Developer shall provide and secure shared access easements as necessary to provide said shared access. A one-foot non-vehicular access easement (NVAE) shall be provided along 70th Street and Cochise Road, except at the approved access points.
36. Sight distance easements shall be dedicated over sight distance triangles over main driveway locations
- Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
37. **Vehicular Non-Access Easement:**
- Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Cochise Rd. and 70th Street except at the approved driveway location.
38. **Indemnity Agreements:**
- When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

P. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate off 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

Q. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:

DRB Stipulations

39. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures.
40. Enclosures must:
 - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.
 - e. Not be located on dead-end parking aisles.
 - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

- R. Refuse enclosures are required as follows:

(1) Apartments/condominiums: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

- S. Underground vault-type containers are not allowed.

- T. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

- U. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

41. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
42. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

43. Basis of Design Report (Water):

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- V. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

44. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
45. On-site sanitary sewer shall be owned and maintained in accordance with the approved Basis of Design Report for Sanitary Sewer for this project.
46. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

As-Built Plans.

47. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks/system, and bridges as determined by city staff.

Ordinance

- W. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.